

PLANNING UNIT REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT
February 6, 2006

ZONING MAP AMENDMENT, I.D. AND PRELIMINARY/FINAL PLAT APPLICATION:

1. Requested Action: Approval of a zoning map amendment from Temporary A-Agriculture to R2S and a preliminary/final plat known as "Emerick Oaks" located at 9624 Old Sauk Road.
2. Applicable Regulations: Section 28.12(10) provides the process for zoning map amendments. Section 28.08(13) provides the framework and regulations for the R2S Single-Family Residence District. All subdivisions within the City of Madison must comply with Section 16.23, Land Subdivision Regulations, Madison General Ordinances.
3. Report Drafted By: Peter Olson, Planner II.

GENERAL INFORMATION:

1. Applicant: Donald and Blanche Emerick, 9624 Old Sauk Road, Madison, WI 53562; and Michelle L. Burse, Burse Surveying and Engineering, Inc., 1400 East Washington Avenue, Suite 158, Madison, WI 53705.
2. Status of Applicants: Owner and surveyor.
3. Development Schedule: The applicant wishes to commence installation of infrastructure in the spring of 2006. The applicant hopes to have the proposed lots available for sale and development by late summer.
4. Parcel Location: North side of Old Sauk Road between Cricket Lane and Schewe Road at the far west limits of the City of Madison, 9th Aldermanic District, Middleton-Cross Plains School District.
5. Subdivision Size: 2.02 acres.
6. Existing Zoning: Temporary A-Agriculture District.
7. Existing Land Use: Single-family home.
8. Proposed Use: Six lot single-family residential subdivision.
9. Surrounding Land Use and Zoning (See map): This site is surrounded by the Blackhawk Residential Subdivision and the Greystone Residential Subdivision consisting primarily of single-family dwellings and vacant single-family lots zoned R1 in the City of Madison.

There are also several single-family lots west of this property in the Town of Middleton zoned County A-1.

10. Adopted Land Use Plan: The Blackhawk Neighborhood Development Plan recommends this area for low density residential development.
11. Environmental Corridor Status: This property is not located within a mapped environmental corridor.

PUBLIC UTILITIES AND SERVICES:

A full range of urban services will be extended to this area as development continues.

ANALYSIS AND EVALUATION:

At their December 13, 2005 meeting, the Common Council approved the attachment of a 2.02 acre parcel known as the "Emerick" property which carried a County address of 7296 West Old Sauk Road. Subsequent to its attachment, this property now carries a City of Madison address of 9624 Old Sauk Road. At the time of attachment, this property was also provided with a zoning classification of Temporary A (Agriculture) District. The property owners, Donald and Blanche Emerick, are now applying to subdivide this property into six single-family lots and are requesting a permanent zoning classification of R2S, Single-Family Residence District.

This application consists of a combined preliminary/final plat, in addition to the rezoning request. An existing single-family residence is located in the northwesterly portion of the subject property. Due to development surrounding this property, it is only possible to access the proposed lots from a short cul-de-sac running north from Old Sauk Road. The existing home will be accommodated on proposed Lot 4. The remaining five proposed lots will be vacant and made available for sale to accommodate the construction of new single-family homes. The adopted Blackhawk Neighborhood Development Plan recommends the subject property plus lands to the west and developed property to the north for low density residential uses. The lot adjacent on the east is recommended for low to medium density residential use and has been subdivided in the "Greystone" plat and provided with an R3 zoning classification to accommodate a 2-unit dwelling. Lands south of Old Sauk Road within this area are also recommended for low density residential land uses. The proposed subdivision is consistent with these recommendations.

The applicants are also requesting a rezoning from Temporary A (Agriculture) District to R2S Single-Family Residence District. The six proposed single-family lots will yield a net density of 3.64 dwelling units per acre. This density is somewhat lower than would normally be expected for an R2S zoning district classification. This is primarily due to the necessity to create a rather large lot to accommodate the existing single-family home on this property. This home has a ground floor area of approximately 2,000 square feet and an attached 2-car garage at its westerly end. This building is located approximately 80-feet from the northerly property line and 66-feet from the westerly property line of the existing two acre parcel. In order to provide sufficient front and side yard setbacks for the new lot lines, it was necessary to create a lot of approximately 0.70 acres to accommodate the existing building. The five newly created lots will

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total approximately 0.96 acres and will yield a net density of approximately 5.24 dwelling units per acre. Although the proposed lot sizes and densities could have been theoretically accommodated in the R1 or R2 zoning district, the applicant has chosen to apply for the R2S zoning district classification to allow the smaller front and rear yard setbacks specified by the R2S zoning district, to accommodate a required 20-foot wide stormwater management easement along the widened Old Sauk Road right-of-way and to reflect the “pie” shape of these cul-de-sac lots. Staff has no objection to the approval of the R2S zoning district for these five new and one existing single-family home sites.

This application is exempt from the requirements of Section 28.04(25), regarding the provision of inclusionary housing since it proposes fewer than 10 lots.

CONCLUSION:

Planning Unit staff supports this application to subdivide a recently attached 2.02 acre site with an existing single-family home into six lots which will provide five new single-family home building sites and the provision of a zoning classification of R2S Single-Family Residence District for this property.

This development proposal is compatible with the surrounding existing development pattern, most specifically the “Greystone” subdivision located adjacent to the subject property on the east and north. This proposal also complies with the recommendations of the adopted Blackhawk Neighborhood Development Plan which includes the subject property, and the Elderberry Neighborhood Development Plan located south of Old Sauk Road, both of which recommend low density residential development for the subject property and surrounding lands.

RECOMMENDATIONS:

The Planning Unit recommends that the Plan Commission find that the ordinance standards are met and approve a preliminary/final plat known as “Emerick Oaks” and the rezoning of a 2.02 acre property from Temporary A (Agriculture) to R2S Single-Family Residence District for the lands owned by the applicant located at 9624 Old Sauk Road in the City of Madison subject to the recommendations of the reviewing agencies and the following:

1. The applicant shall submit a tree preservation plan for Planning Unit approval including smaller building envelopes for each lot.



Traffic Engineering Division

David C. Dryer, City Traffic Engineer

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608/266-4761
TTY 608/267-9623
FAX 608/267-1158

February 9, 2006

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer

SUBJECT: **9624 Old Sauk Road – Rezoning / Preliminary & Final Plat– Temp A to R2S / Emerick Oaks - Town of Middleton Sec. 16**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights & traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.
3. Utility easements shall be provided as follows:

Between Lots	Between Lots	Between Lots

4. The applicant shall show a detail drawing of the 12 ft. utility easement dimensions and lot lines on the face of the plat.
5. There will be access restrictions for this final plat and shall be noted on the face of the plat as follows:
 - a. No Access shall be granted along the northerly right-of-way line of Old Sauk Road.
6. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

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Please contact Dan J. McCormick, P.E., City Traffic Engineering at 266-4761 if you have questions regarding the above items.

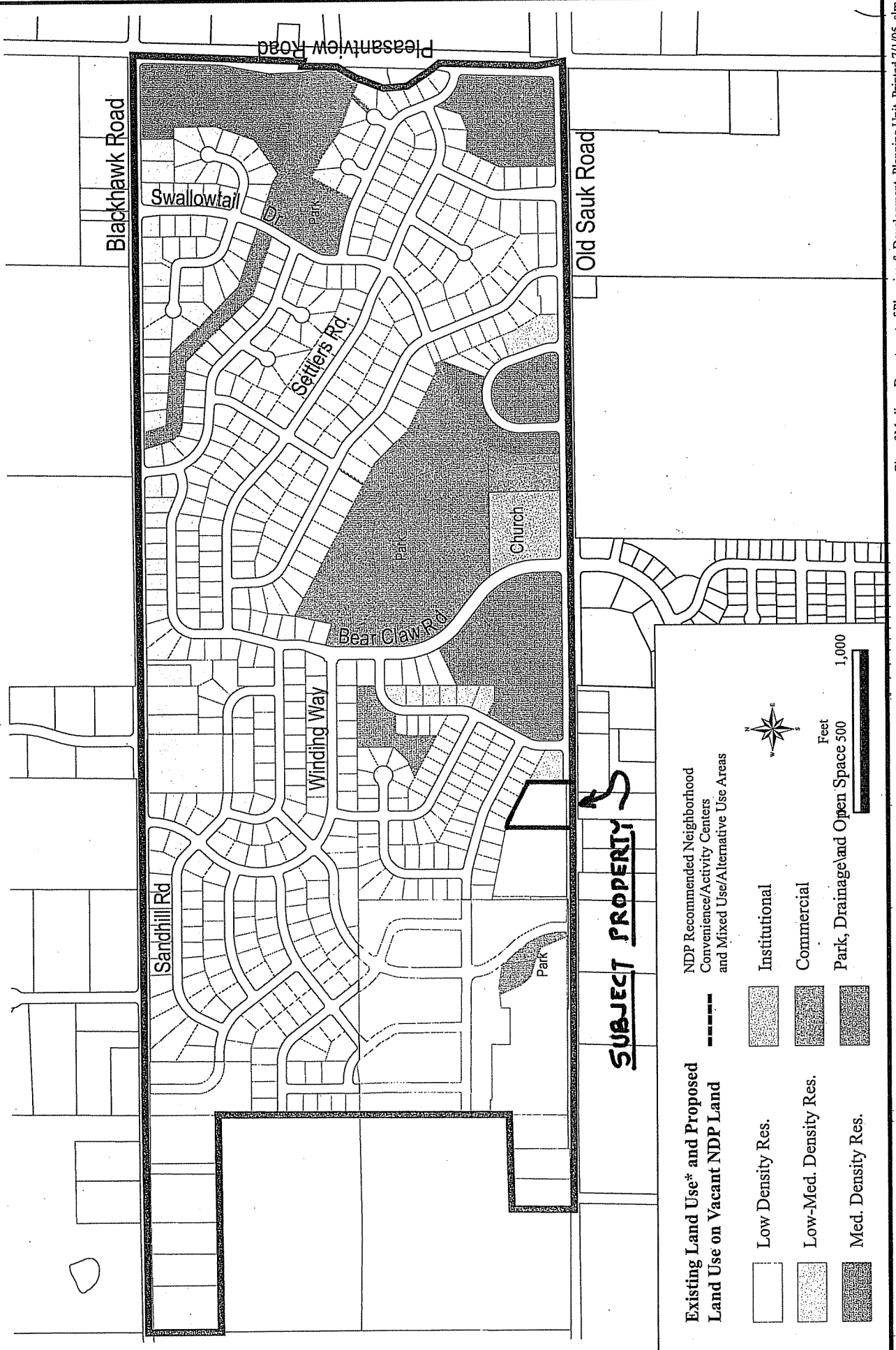
Contact Person: Michelle L. Burse
Fax: 608-2509266
Email: burse@chorus.net

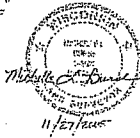
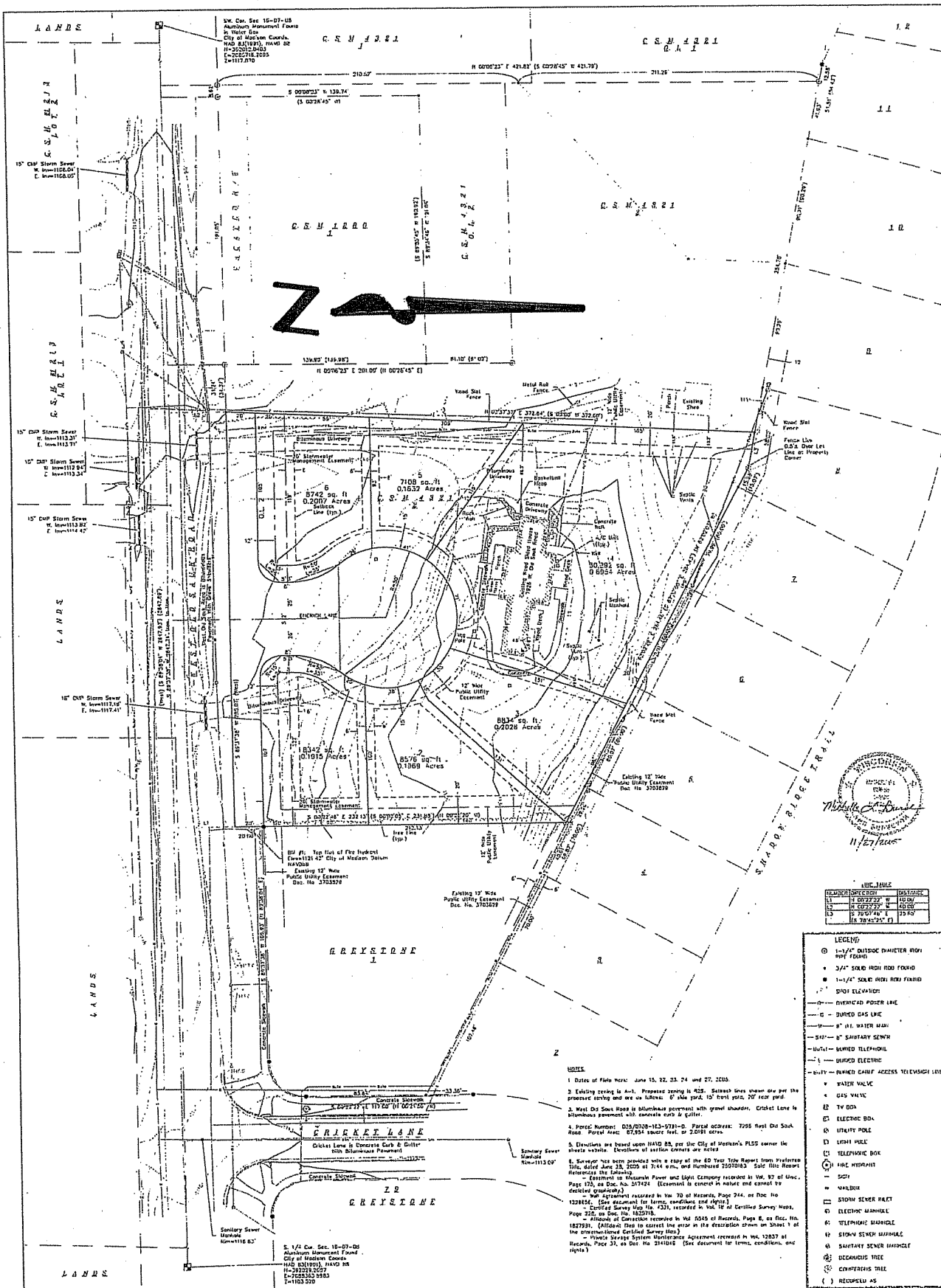
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Blackhawk Neighborhood Development Plan

As Adopted March 1994 and *implemented through subdivision and zoning approvals





DATE INDEX

DATE	DESCRIPTION	DISTRICT
11	11/27/2025	WADSWORTH
12	11/27/2025	WADSWORTH
13	11/27/2025	WADSWORTH
14	11/27/2025	WADSWORTH

- LEGEND:**
- 1-1/2" OUTSIDE DIAMETER IRON PIPE FOUND
 - 3/4" SOLE IRON ROD FOUND
 - 1-1/2" SOLE IRON ROD FOUND
 - 2" VOLT ELEVATION
 - RIVER/ROAD POWER LINE
 - 2" BURIED GAS LINE
 - 2" AT ALL WATER MAIN
 - 24" - 36" SANITARY SEWER
 - BURIED TELEPHONE
 - BURIED ELECTRIC
 - BURIED CABLE ACCESS TELEPHONE LINE
 - WATER VALVE
 - GAS VALVE
 - TV BOX
 - ELECTRIC BOX
 - UTILITY POLE
 - LIGHT POLE
 - TELEPHONE BOX
 - FIRE HYDRANT
 - SIGN
 - MAILBOX
 - STORM SEWER INLET
 - ELECTRIC METER
 - TELEPHONE METER
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - DECADENT TREE
 - CONIFERUS TREE
 - () RECURRENS AS

NOTES:

1. Dates of Field Work: June 15, 22, 23, 24 and 27, 2025.
2. Existing zoning is A-1. Proposed zoning is R2S. Search lines shown are per the proposed zoning and are as follows: 6' side yard, 15' front yard, 20' rear yard.
3. West Do South Road is all-weather pavement with gravel shoulders. Gravel Lane is all-weather pavement with concrete curb & gutter.
4. Parcel Number: 013/0108-163-9731-D. Parcel address: 7295 Hazel Oak South Road. Parcel Area: 87,834 square feet, or 2.009 acres.
5. Easements are based upon HAID 88, per the City of Madison's PLSS corner the above website. Locations of section corners are noted.
6. Surveyor has been provided with a copy of the 6D Topo (Topo Report) from Preferred Title, dated June 23, 2025 at 7:44 a.m. and Northwest 7207013. Said Topo Report references the following:
 - Easement to Milwaukee Power and Light Company recorded in Vol. 87 of Misc. Page 170, as Doc. No. 257424 (Easement is correct in nature and extent to official records).
 - Easement recorded in Vol. 70 of Records, Page 744, as Doc. No. 1234124. (See document for terms, conditions and Opinions).
 - Certified Survey Map No. 4321, recorded in Vol. 18 of Certified Survey Maps, Page 230, as Doc. No. 1827016.
 - Although all easements recorded in Vol. 18 of Records, Page 8, as Doc. No. 1827016. (Easements are correct in nature and extent to official records).
 - Electric Meter System Maintenance Agreement recorded in Vol. 12837 of Records, Page 31, as Doc. No. 2141040 (See document for terms, conditions, and Opinions).

OWNER/DEVELOPER:
 Debra L. A. Wanda D. Emrick
 7295 Hazel Oak South Road
 Middleton, WI 53592

PRELIMINARY PLAT OF EMERICK OAKS
 PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 4321, AS RECORDED IN VOLUME 18 OF CERTIFIED SURVEY MAPS, ON PAGES 228-230, AS DOCUMENT NUMBER 1825716, DANE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 16, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DANE COUNTY, WISCONSIN

SURVEYOR/ENGINEER:

Burse
 surveying & engineering, inc.
 1400 E. Washington Ave., Suite 150
 Madison, WI 53703. COB.250.8563
 Fax: 608.250.0364
 email: burse@burseinc.com
 www.burse-surveying.com

NORTH
 DEVIATIONS ARE REFERENCED TO NAD 83 (1983) COORDINATE SYSTEM, INC. SOURCE LINE OF THE STATE OF WISCONSIN, 16-07-05 (2025) S. 873738 N



Project: 022673/P04/02673 P1.dwg
 Paper Space Plot View: Sheet1

11SE673-01 Date: November 18, 2025 Sheet: 1 of 2

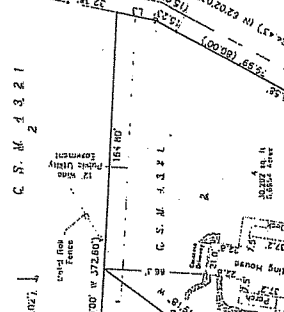
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FINAL PLAN EMERICK OAKS

PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 4371, AS RECORDED IN VOLUME 18 OF CERTIFIED SURVEY MAPS, ON PAGES 228-230, AS DOCUMENT NUMBER 187573, DAKE COUNTY REGISTRY, ALSO LOCATED IN THE SOUTHEAST QUARTER (¼) OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 07 NORTH, RANGE 08 EAST, TOWN OF MIDDLETON, DAKE COUNTY, WISCONSIN

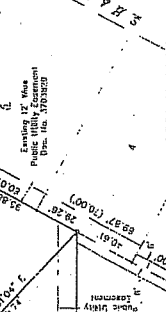
SCALE: ONE INCH = FIFTY FEET

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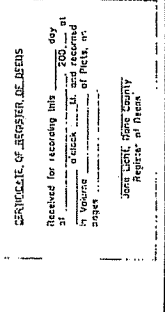
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 2595-2600
 2600-2605
 2605-2610
 2610-2615
 2615-2



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: February 9, 2006
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: Emerick Oaks Preliminary and Final Plats

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Change Lane to Court. Street is Old Sauk Road not West Old Sauk Road due to annexation.
2. Each lot will require a separate sanitary sewer lateral.
3. Prior to approval, owner shall provide evidence that the proposed plat is within the Central Urban Service Area and eligible to receive sanitary sewer service.
4. The Developer shall extend public sanitary sewer at his/her cost, from Cricket Lane, to serve proposed development.
5. 9624 Old Sauk Road address will be changed to an Emerick Court address. Change plat title to City of Madison and on surveyor's certificate.
6. The Developer shall construct sidewalk on Old Sauk Road and provide a letter of credit for the value of 14-feet of pavement, curb and gutter, proportionate share of storm sewer and turning lanes for Old Sauk Road as it borders this subdivision. The Developer shall compensate the City for the Developer's share of the improvements as outlined above and shall maintain surety until the payment is made.
7. The Developer shall note that a considerable amount of excavation will be required on Emerick Court and the proposed grade of the street will be much lower than the existing grade near the existing home. A significant retaining wall shall be required on Lot 4 of the Plat.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

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**Engineering Division Review of Plats (Pre-Preliminary, Preliminary, Final)
and Certified Survey Maps**

Name: Emerick Oaks Preliminary and Final Plats

General

- 1.1 The Developer shall enter into a City / Developer agreement for the installation of public improvements required to serve this plat/csm. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat/csm without the agreement executed by the developer.
- 1.2 Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.3 It is anticipated that the improvements on [roadway name] _____ required to facilitate ingress and egress to the plat/csm will require additional right of way and/or grading easements located outside the plat/csm boundary. The developer shall acquire the right of way and/or sloping easements as required by the City at the developer's expense. In the event that the developer is unable to acquire the right of way and/or sloping easements required, the City shall assist the developer in acquiring the property and the developer shall pay the City for all costs associated with the acquisition.
- 2.4 The Developer shall petition for the street vacation of (roadway name) _____ and provide a legal description and sketch of the right of way to be vacated after consultation with the City Engineer.

Are the following requirements met?

- * Streets Intersect at right angles.
- * A 15 foot minimum tangent at intersections from PC of curve to property line.
- * Arterial intersection spacing generally greater than 1200 feet.
- * Jogs are avoided at intersections. Arterial streets shall be adjusted to align if spacing less than 300 feet.
- * Spacing of intersections on local streets shall be greater than 300 feet.
- * Cul-de-sacs shall be less than 1000 feet long.
- * 100 foot tangents between curves.

- 2.5 _____

- 2.6 Property lines at intersections shall be rounded with a 15 foot radius on _____

- 2.7 Property lines at intersections shall be rounded with a 25 foot radius on _____

- 2.8 The right of way width on _____ shall be _____ feet, on _____ shall be _____ feet and on _____ shall be _____ feet.
- 2.9 _____ shall have a minimum centerline radius of _____ feet and _____ shall have a minimum centerline radius of _____ feet.
- 2.10 The cul-de-sac on _____ shall have a minimum radius of _____ feet with a minimum reverse curve radius of _____ feet.
- 2.11 The plat/csm shall show a temporary limited easement for a temporary cul-de-sac on _____ having a radius of _____ feet and a reverse curve radius of _____ feet. The easement(s) shall expire when the streets are extended.

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- 2.12 The developer shall show on the plat/csm a 40 foot utility easement adjacent to [roadway name] _____ The easement wording shall be approved by the City Engineer. The intent of the easement is to allow for the relocation of a major transmission line. The actual poles would remain on the right of way however major transmission lines require an easement beyond the space occupied by the poles for safety.
- 2.13 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.14 The Developer shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.15 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____. The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Developer shall construct Madison Standard street improvements for all streets within the plat/csm.
- 3.2 The developer shall show a 30 ~~40~~ (Strike one, 30 collector, 40 Arterial) foot building setback line on the plat/csm adjacent to [Roadway Name] Old Sauk Road for all lots in the plat/csm adjacent to said roadway.
- Note: No buffer strip shall be dedicated to the City as the City does not want the maintenance.*
- 3.3 Extensive grading may be required due to steep roadway grades.
- 3.4 The developer shall note that City funds for park frontage are limited and will be determined at the sole discretion of the City.
- 3.5 The developer shall construct sidewalk and record a waiver of their right to notice and hearings for the assessments for the improvement of [roadway] Old Sauk Road in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO. Said sidewalk constructed in front of and waiver recorded Lot(s) 1 & 6.
- 3.6 The Developer shall make the following improvement to [Roadway Name] _____. The Developer shall construct sidewalk and _____ feet of a future _____ foot roadway including curb and gutter on the _____ side of the roadway.
- 3.7 The Developer shall construct sidewalk to a plan approved by the City Engineer and complete ditching as required by the City Engineer along [Roadway Name] _____.
- 3.8 The Developer shall grade the right of way line to a grade established by the City Engineer and complete ditching along the roadway as specified by the city engineer along [Roadway Name] _____.
- 3.9 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____. (Also require the City / Developer agreement line 1.1)
- 3.10 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.11 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] ___ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and section 4.09 of the MGO.
- 3.12 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.13 Developer shall make improvements to [Roadway Name] _____ considered temporary to facilitate ingress and egress to the plat/csm until such time as the ultimate improvement of the roadway is undertaken by the city.
- 3.14 The Developer shall make improvements to [Roadway Name] Old Sauk Road to facilitate ingress and egress to the plat/csm.

[Select one of the below comments for either of the above or leave general]

- The above improvement will consist of acceleration and deceleration tapers.
- The above improvement consists of rights turn lanes.
- The above improvement will consist of passing lanes.

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- The above improvement will consist of median openings.
- Caution – The improvements indicated above may require right of way outside of the plat/csm. See comment 2.3 to require additional right of way for this purpose.*

- 3.15 The developer shall note the AASHTO design standards for intersection sight distance will be applied during the design of the streets within this plat/csm.
- 3.16 The developer shall confirm that adequate sight distance exists on _____ where public streets intersect. If adequate sight distance does not exist, the developer shall change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make other mitigating improvements as required by the City.

Storm Water Management

- 4.1 An erosion control plan and land disturbing activity permit shall be submitted to the Engineering Division for review and approval prior to grading or any other construction activities. The Preconstruction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.2 The following notes shall be included on the final plat:
 - a. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
 - b. The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
- 4.3 Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map.
 - a. Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
 - b. All lots within this certified survey are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
- 4.4 Prior to the issuance of building permits, the Developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The Developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage.

The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27.

The following note shall accompany the master storm water drainage plan:

- a. For purposes of this plan, it is assumed that grading shall be a straight line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows.

No building permits shall be issued prior to City Engineering's approval of this plan.

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- 4.5 If the lots within this certified survey map are inter-dependent upon one another for storm water runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the certified survey map and recorded at the Dane Co Register of Deeds.
- 4.6 The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water detention at the time they develop."
- 4.7 This plat/csm could affect a flood plain, wetland or other sensitive areas. As such, it shall be reviewed by the Commission on the Environment. Contact Mike Dailey at 266-4058 for further details. The proposed plat/csm may be considered a major change to the environmental corridor and be subject to a public hearing and approval of the Dane County Regional Plan Commission.
- 4.8 A portion of this plat/csm may come under the jurisdiction of the US Army Corp of Engineers and Wisconsin Department of Natural Resources for wetland or flood plain issues or navigable waterway. A permit for those matters may be required prior to construction on any of the lots currently within the plat/csm. Contact the WDNR & USACOE for a jurisdictional determination.
- 4.9 Prior to recording the plat/csm, the applicant shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 This site is greater than one (1) acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources. Contact Jim Bertolacini of the WDNR at 275-3201 to discuss this requirement.
- 4.11 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter.III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.
- 4.12 A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm the applicant shall contact Randy Whitehead (608-266-4099) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

Sanitary Sewer

- 5.1 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 5.2 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 5.3 This land division contains or is adjacent to facilities of MMSD. Prior to approval, applicant shall provide evidence that MMSD has reviewed and approved the proposed land division.

Mapping / Land Records

- 6.1 Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. **Note: Land tie to two PLS corners required.**

- 6.2 In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference **City of Madison NAD 1927 Coordinates** on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established NAD 1927 Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division web address http://gis.ci.madison.wi.us/Madison_PLSS/PLSS_TieSheets.html for current tie sheets and control data. If a surveyor encounters an area without a published NAD 1927 value, contact Engineering Division for this information.
- 6.3. The Applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the **final plat/CSM** to the Mapping/GIS Section of the Engineering Division. **The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number:**
- a. Right-of-Way lines (public and private)
 - b. Lot lines
 - c. Lot numbers
 - d. Lot/Plat dimensions
 - e. Street names
 - f. Easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except **local service** for Cable TV, gas, electric and fiber optics).
- NOTE: This transmittal is a separate requirement than the required submittals to Bob Arseneau for design purposes.
- NOTE: New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.
- 6.4 In accordance with Section s.236.34(1) (c) which says a CSM shall be prepared in accordance with s.236.20(2) (c) & (f), Wisconsin Statutes, the Applicant must show type, location and width of any and all easements. Clearly identify the difference between existing easements (site Register of Deeds recording data) and easements which are being conveyed by the Plat/CSM. Identify the owner and/or benefiting interest of all easements.

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CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295

Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: 2/8/06
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: 7624 Old Sauk Rd.

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. All portions of the exterior walls of newly constructed one- and two-family dwellings shall be within 500-feet of at least one fire hydrant. Distances are measured along the path traveled by the fire truck as the hose lays off the truck. See MGO 34.20 for additional information.

Please contact John Lippitt, MFD Fire Protection Engineer, at 608-261-9658 if you have questions regarding the above items.

cc: John Lippitt

CITY OF MADISON
MADISON WATER UTILITY
119 East Olin Avenue
266-4651

MEMORANDUM

Date: January 10, 2006

To: The Plan Commission
From: Dennis M. Cawley, Engineer 4 - Water Utility
Subject: PRELIMINARY / FINAL PLAT – Emerick Oaks
9624 Old Sauk Road

The Madison Water Utility has reviewed this preliminary / final plat and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS

None

GENERAL OR STANDARD REVIEW COMMENTS

All private wells shall be abandoned or permitted in accordance with Madison General Ordinance 13.21.

The owner shall sign a waiver of notice and hearing for public water main assessments on Old Sauk Road.

All public water mains and water service laterals shall be installed by standard City of Madison Subdivision Contract.

The Water Utility will not need to sign off the final plans, nor need a copy of the approved plans.

Dennis M. Cawley

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: February 13, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: Emerick Oaks Preliminary and Final Plat, & Rezoning

Present Zoning District: Temp Ag

Proposed Use: 6 Single Family Lots

Proposed Zoning District: R2S

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

- On Lots 2 and 3 show a front building setback line where the lot meets the 40' minimum width requirement. Note: Lot 3 meets the 40' lot width requirement at approximately the 13' sewer easement setback. Show building setbacks of the existing house to remain on Lot 4.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	4,000 sq. ft.	7,108 sq. ft. +
Lot width	40'	(1)
Usable open space	800 sq. ft.	adequate
Front yard	15' house, 8' porch, bay window or deck	
Side yards	5' one or two story	
Rear yard	20'	
Building height	2 stories/35'	

Site Design	Required	Proposed
Number parking stalls	1	

Other Critical Zoning Items	
Flood plain	No
Utility easements	Yes

With the above condition, the proposed project **does** comply with all of the above requirements.